

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: Kennedy Oaks

PETS Activity Number: LPA05026

Project Type: B (2 Lot Subdivision)

Description: 15-12-20-204-0000

Submittal Date: 08/17/05 Scan Date: 08/18/05

Status: Under Review Conditional Approval Approved

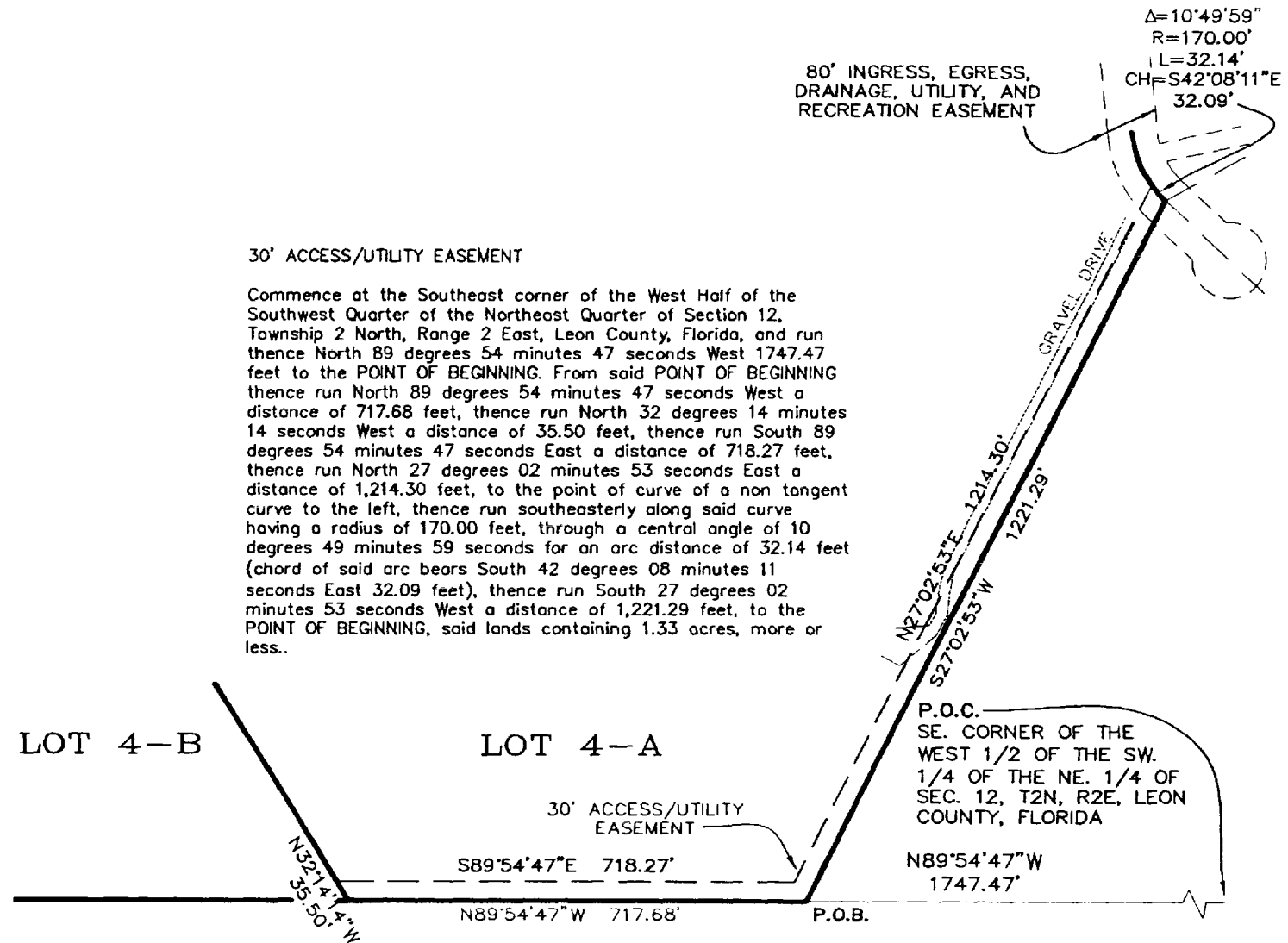
Commence at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 54 minutes 47 seconds West 1747.47 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 54 minutes 47 seconds West a distance of 717.68 feet, thence run North 32 degrees 14 minutes 14 seconds West a distance of 1,127.79 feet, thence run North 84 degrees 31 minutes 16 seconds East a distance of 368.53 feet, thence run South 52 degrees 47 minutes 55 seconds East a distance of 555.55 feet, thence run North 52 degrees 19 minutes 32 seconds East a distance of 1222.92 feet to the point of curve of a non tangent curve to the right, thence run southerly along said curve having a radius of 230.00 feet, through a central angle of 23 degrees 51 minutes 10 seconds for an arc distance of 95.75 feet (chord of said arc bears South 18 degrees 21 minutes 16 seconds East 95.06 feet), thence run South 06 degrees 25 minutes 41 seconds East a distance of 118.13 feet, to a point on a curve concave southeasterly, thence run southeasterly along said curve having a radius of 170.00 feet, through a central angle of 41 degrees 07 minutes 30 seconds for an arc distance of 122.02 feet (chord of said arc bears South 26 degrees 59 minutes 26 seconds East 119.42 feet), thence run South 27 degrees 02 minutes 53 seconds West a distance of 1221.29 feet to the POINT OF BEGINNING, said lands containing 28.56 acres, more or less.

Commence at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 54 minutes 47 seconds West 2465.15 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 54 minutes 47 seconds West a distance of 836.93 feet, thence run South 89 degrees 04 minutes 15 seconds West a distance of 733.77 feet, thence run North 45 degrees 07 minutes 53 seconds East a distance of 1,367.25 feet, thence run South 32 degrees 14 minutes 14 seconds East a distance of 1,127.79 feet, to the POINT OF BEGINNING, said lands containing 17.15 acres, more or less.

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE(S) A & X, AS PER FLOOD INSURANCE MAP PANEL No. 120143 0175 D, DATED 11/19/97.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED
8. THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE.
9. BEARINGS ARE BASED ON THE OVERALL BOUNDARY BY A.D.P. FOR MAGNOLIA HILLS.

Δ - CENTRAL ANGLE	P.O.C. - POINT OF COMMENCEMENT
AC - ACRES ±	P.O.B. - POINT OF BEGINNING
O.R. - OFFICIAL RECORD BOOK	R - RADIUS OR RANGE
D.B. - DEED BOOK	R/W - RIGHT OF WAY
FCM - FOUND CONCRETE MONUMENT	SCM - SET CONCRETE MONUMENT
FR - FOUND IRON ROD	(4" & 4") UNLESS NOTED
(5/8" UNLESS NOTED)	SEC. - SECTION
F.I.R.M. - FLOOD INSURANCE RATE MAP	SIR - SET 5/8" IRON ROD/CAP #5950
FIP - FOUND IRON PIPE	SHC - SET RAIL AND CAP #5950
FIP - FOUND PINCHED IRON PIPE	UNREC. - UNRECORDED
FNC - FOUND NAIL AND CAP	LB - LICENSED BUSINESS
ARC - ARCS ±	(W)PER SURV. (W)PER PLAT
LB - LICENSED BUSINESS	(D)PER DEED OR DESCRIPTION
M.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM	(C)AS CALCULATED

Commence at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 54 minutes 47 seconds West 1747.47 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 54 minutes 47 seconds West a distance of 717.68 feet, thence run North 32 degrees 14 minutes 14 seconds West a distance of 35.50 feet, thence run South 89 degrees 54 minutes 47 seconds East a distance of 718.27 feet, thence run North 27 degrees 02 minutes 53 seconds East a distance of 1,214.30 feet, to the point of curve of a non tangent curve to the left, thence run southeasterly along said curve having a radius of 170.00 feet, through a central angle of 10 degrees 49 minutes 59 seconds for an arc distance of 32.14 feet (chord of said arc bears South 42 degrees 08 minutes 11 seconds East 32.09 feet), thence run South 27 degrees 02 minutes 53 seconds West a distance of 1,221.29 feet, to the POINT OF BEGINNING, said lands containing 1.33 acres, more or less..



Alan D. Platt
ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:

GLENN B. & NONA J. KENNEDY
AMSOUTH BANK
LAWYERS TITLE INSURANCE CORPORATION

A.D. Platt

& ASSOCIATES, INC. • LAND SURVEYORS
489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303
PHONE: (850) 385-1036 FAX: (860) 385-1108
LICENSED BUSINESS NO. 5590

BOUNDARY SURVEY OF
PROPOSED BOUNDARY SPLIT OF:
LOT 4
MAGNOLIA HILLS (UNRECORDED)
SECTIONS 11 & 12 TOWNSHIP 2 NORTH
RANGE 2 EAST, LEON COUNTY, FLORIDA

DRAWING:

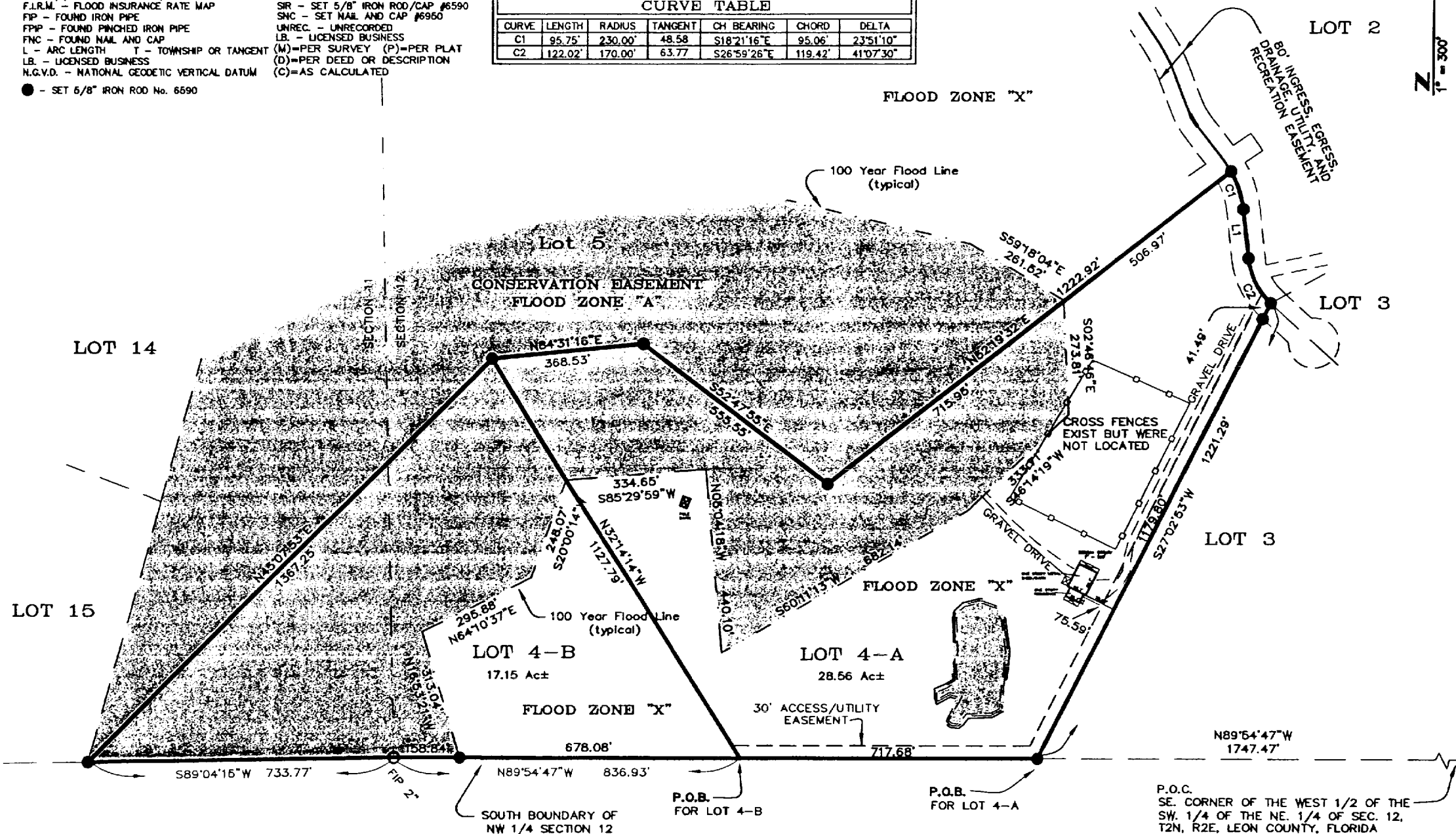
4944-485

PROJECT:

4044

Δ - CENTRAL ANGLE
 AC - ACRES ± CH - CHORD
 O.R. - OFFICIAL RECORD BOOK
 D.B. - DEED BOOK PG. - PAGE
 FCM - FOUND CONCRETE MONUMENT
 FIR - FOUND IRON ROD
 (5/8" UNLESS NOTED.)
 F.I.R.M. - FLOOD INSURANCE RATE MAP
 FIR - FOUND IRON PIPE
 FPIP - FOUND PINCHED IRON PIPE
 FNC - FOUND NAIL AND CAP
 L - ARC LENGTH T - TOWNSHIP OR TANGENT
 LB. - LICENSED BUSINESS
 N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 R - RADIUS OR RANGE
 R/W - RIGHT OF WAY
 SCM - SET CONCRETE MONUMENT
 (4" X 4") UNLESS NOTED
 SEC. - SECTION
 SIR - SET 5/8" IRON ROD/CAP #6590
 SNC - SET NAIL AND CAP #6950
 UNREC. - UNRECORDED
 LB. - LICENSED BUSINESS
 (M)=PER SURVEY (P)=PER PLAT
 (D)=PER DEED OR DESCRIPTION
 (C)=AS CALCULATED
 ● - SET 5/8" IRON ROD No. 6590

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
C1	95.75'	230.00'	48.58	S18°21'16"E	95.06'	23°51'10"
C2	122.02'	170.00'	63.77	S26°59'26"E	119.42'	41°07'30"



Z 1000

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AMSOUTH BANK
LAWYERS TITLE INSURANCE CORPORATION

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& ASSOCIATES, INC. • LAND SURVEYORS
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 385-1038 FAX: (850) 385-1108
LICENSED BUSINESS No. 6690

BOUNDARY SURVEY OF PROPOSED BOUNDARY SPLIT

OF LOT 4
MAGNOLIA HILLS (UNRECORDED)
SECTIONS 11 & 12 TOWNSHIP 2 NORTH
RANGE 2 EAST, LEON COUNTY, FLORIDA

DRAWING:
4944-48S

PROJECT:
4944